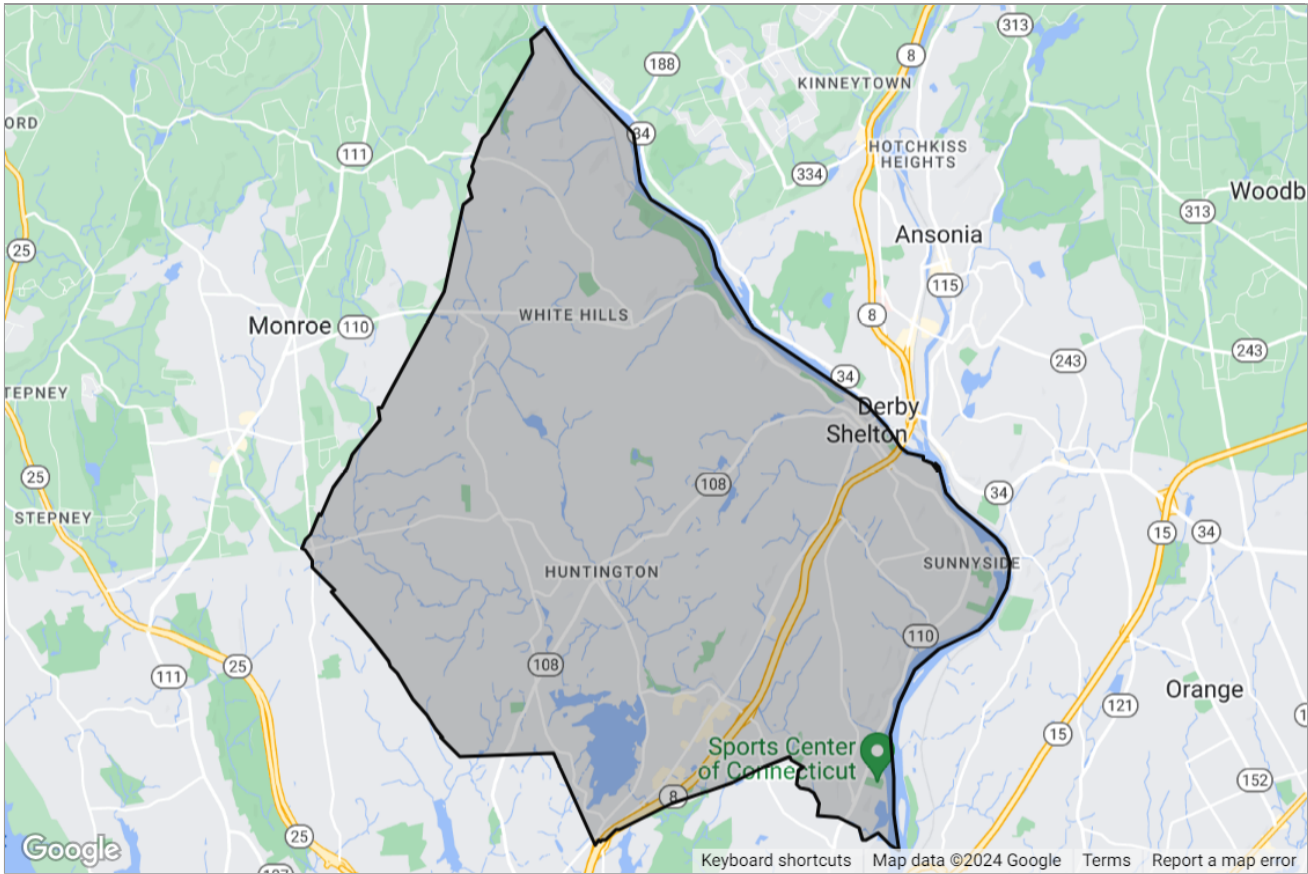


MARKET ACTIVITY REPORT

Shelton, Connecticut



Presented by

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GRI, SRS

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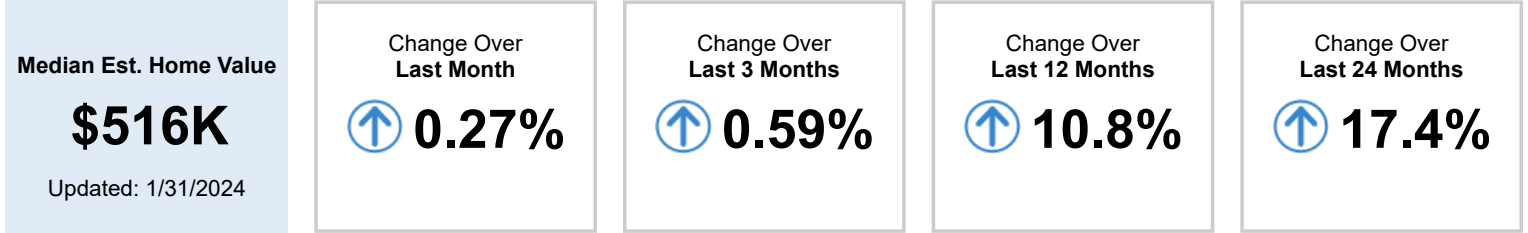
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Shelton, Connecticut

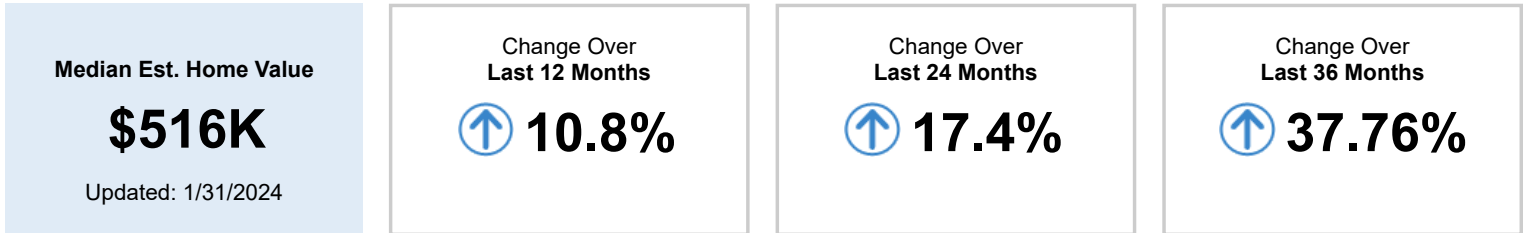
Market Snapshot: Estimated Home Values



Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

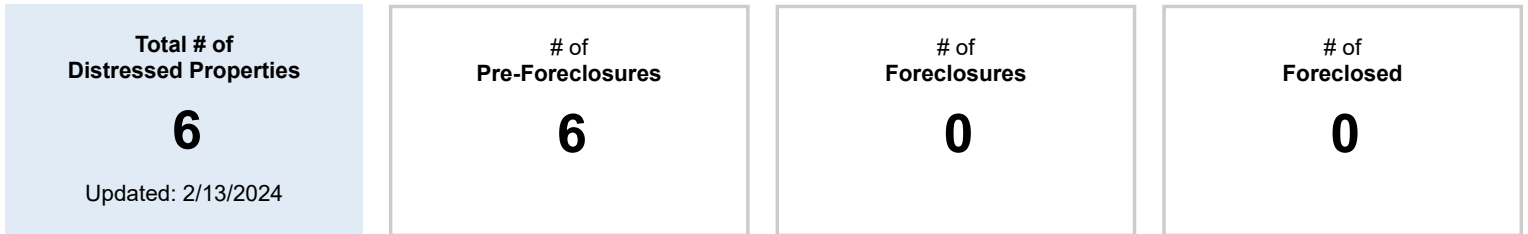
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: 12-Month Change in Estimated Value



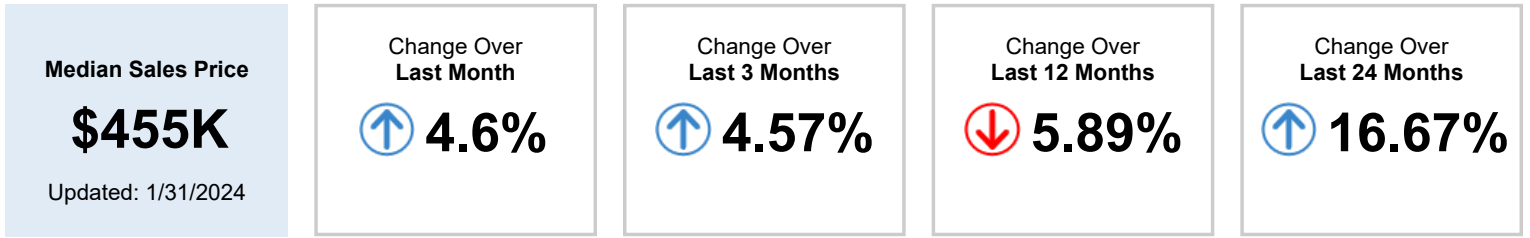
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



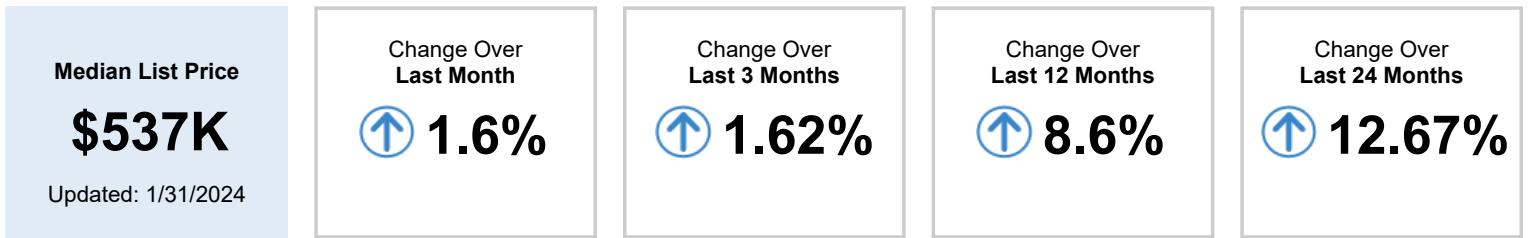
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/13/2024.

Market Snapshot: Sales Price



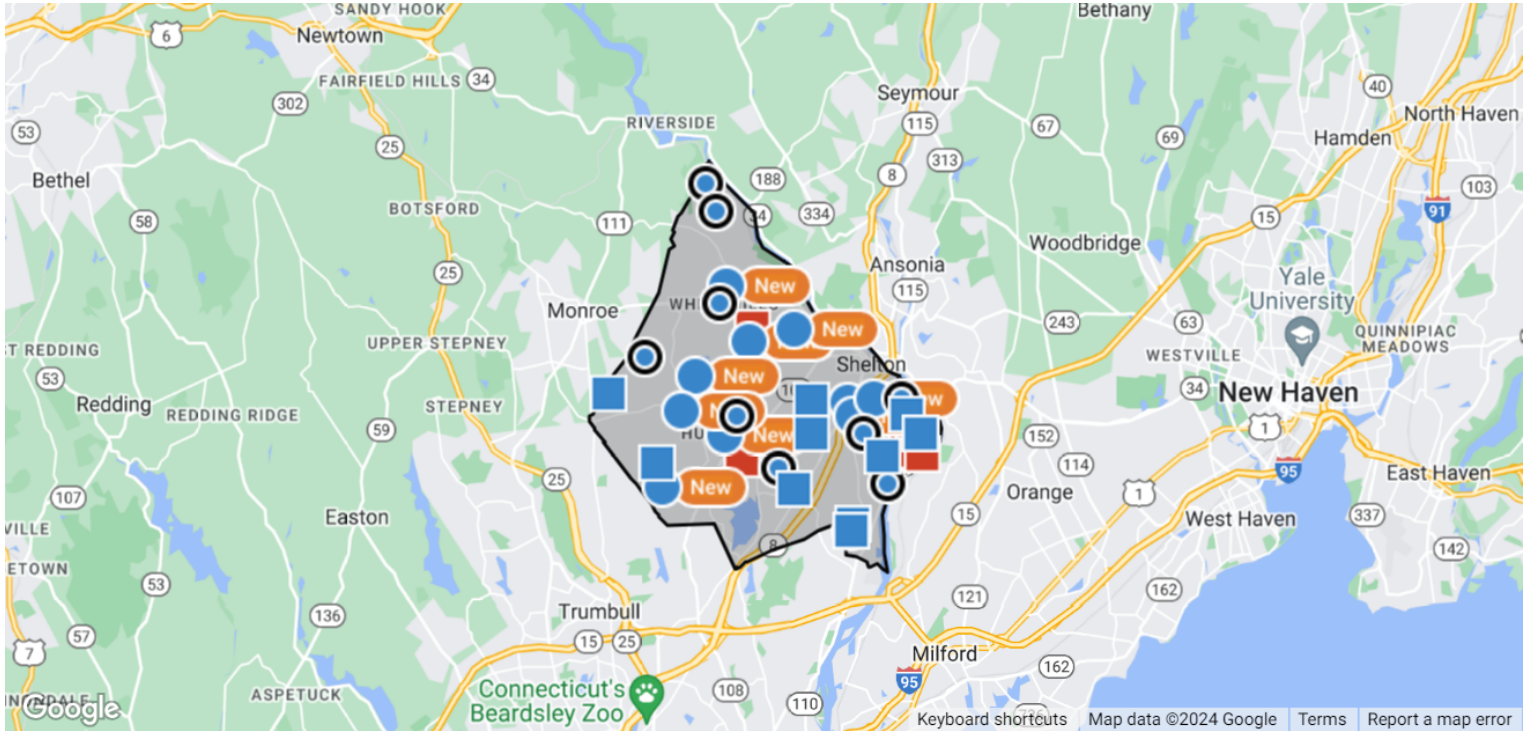
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price







About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

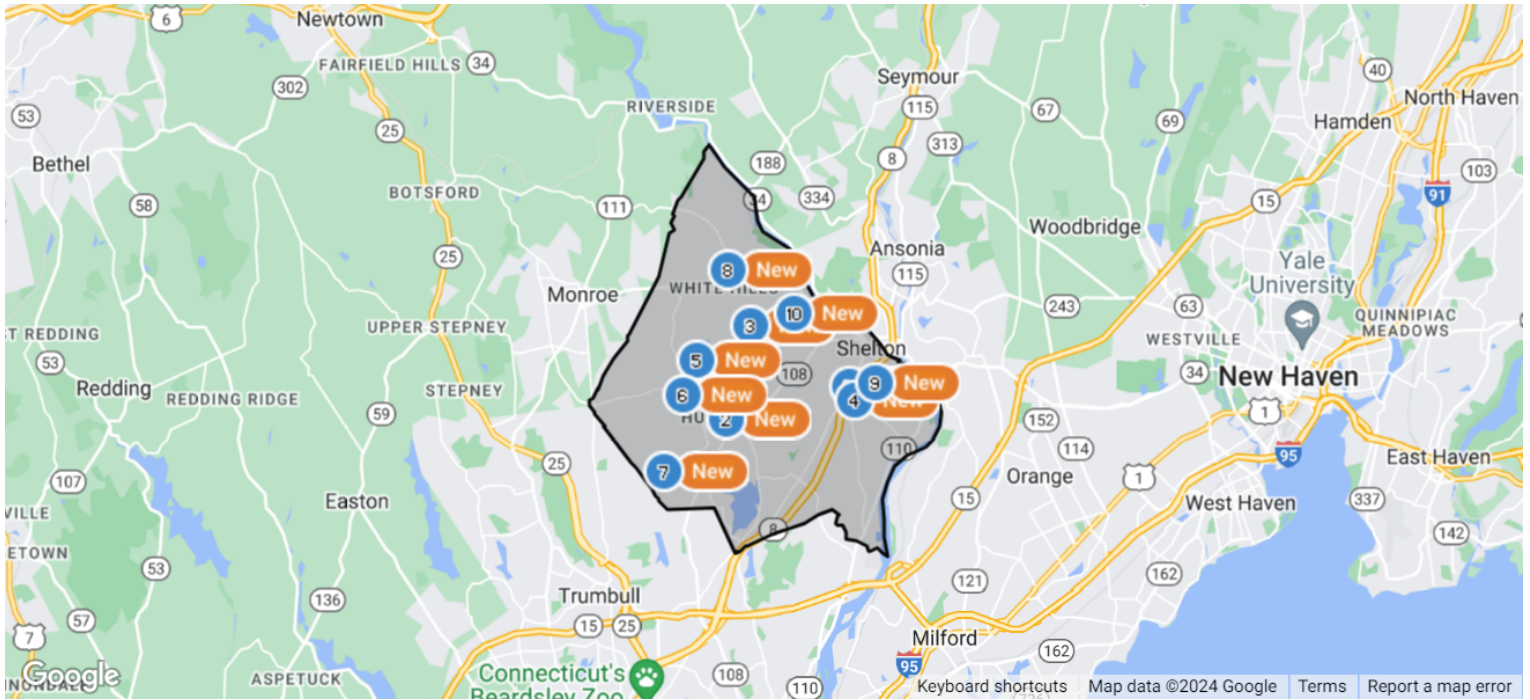
Market Activity Summary Stats



Search Criteria | **Location:** Shelton, Connecticut; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

	 New Listings	 Pending	 Closed	 Distressed
Number of Properties	10	10	10	6
Low Price / Value	\$375,000	\$350,000	\$330,000	\$335,920
Median Price / Value	\$487,450	\$544,900	\$565,500	\$459,385
High Price / Value	\$899,000	\$1,239,990	\$850,000	\$1,046,410
Average Price / Sq. Ft.	\$250	\$239	\$226	\$286
Median Price / Sq. Ft.	\$255	\$243	\$229	\$260
Average Days in RPR	17	77	50	–
Median Days in RPR	17	84	57	–
Total Volume	\$5,543,600	\$6,203,589	\$5,849,000	\$3,624,600

Shelton, Connecticut



New Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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1 ● Active • New, Active: 1/26/2024 MLS ID: 170621282

55 Beecher Ave Single Family 3/2 1,710 sq ft 4,791 1984 1/26/2024 \$499,900 \$292

Move to Shelton and experience a beautiful home, great neighborhood, and low taxes! Don't miss this well cared for 3 bed 2 bath raised ranch situated on a corner lot. This property features 7 rooms, 3-bedroom, 2-bath and lower-level family room! The Kitchen, Dining, and Living room share an open floor plan that offers the perfect blend of comfort, convenience, and space for living and entertaining. Updated kitchen appliances, ample counter space, perfect for casual meals or gathering with friends. One bath conveniently located on the main floor and the other in the lower level. Head downstairs to discover a large finished basement that offers endless possibilities for a family room, game room, home office, or even a guest suite. New furnace installed in May 2023, professionally painted, new floors.. A laundry room with washer and dryer and ample storage space for all your belongings in the 2-car garage. Location is convenient to shops, Bars, and restaurants downtown. 5 min to shopping, entertainment, and grocery stores along Bridgeport Avenue. Minutes from Route 8 and 15 min to Stratford's train station 20 min to New Haven, 25 min to Tweed airport. Nothing to do but move in and enjoy!

Listing Courtesy of William Raveis Real Estate






2 ● Active • New, Coming Soon: 2/13/2024 MLS ID: 170624224

20 Meeting House Ln Condo/Townhouse/Apt. 3/2 2,476 sq ft - 1983 2/13/2024 \$415,000 \$168




Welcome home! This spacious and bright end unit in desirable Country Club Village offers three generously sized bedrooms, two full baths and plenty of flexible living space. The open concept first floor living room and dining room have views of the golf course. Kitchen has stainless steel appliances, all new vinyl flooring, granite counter tops and steps down into a convenient family room with access to a private deck. Bedrooms all have ample closet space, especially the massive walk-in closet in the primary bedroom. Upstairs and the lower level have brand new carpeting and the entire townhouse has been painted throughout. An additional 950+ sq ft in the lower level has endless possibilities. This unit has a detached one car garage. Well maintained, quiet complex with low common charges. Conveniently located in the heart of Huntington Center - walking distance to shopping, restaurants, schools and more! Schedule your showing today!

Listing Courtesy of Compass Connecticut, LLC



New Listings: 10 (cont.)

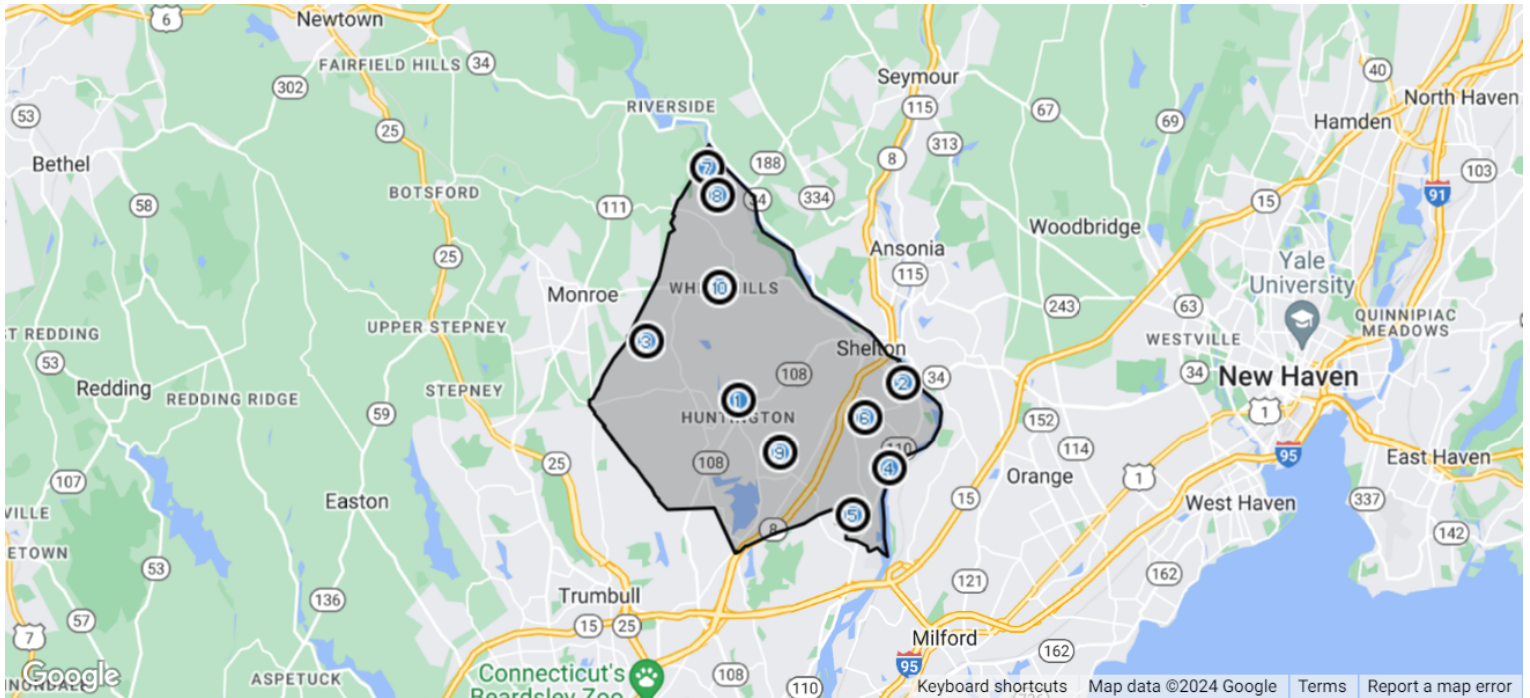
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	3 ● Active	*New, Active: 2/12/2024 MLS ID: 170624250						
276 Soundview Ave	Single Family	4/3	3,796 sq ft	20,908	2003	2/12/2024	\$819,900	\$216
<p>WELCOME TO HUNTINGTON NEIGHBORHOOD. INVITING COLONIAL WITH MANY GREAT FEATURES : FOUR BEDROOMS ,FOUR BATROOMS,FINISHED LOVER LEVEL /PLAY/GAME ROOM.LOTS OF NATURAL LIGHT. OPEN CONCEPT OF LIVING. HARDWOOD FLOORS THROUGHOUT THE HOME.KITCHEN WITH OVERSIZE SITTING AREA/BREAKFAST NOOK.SPECIUOS LIVING ROOM WITH FIREPLACE AND FRENCH DOORS LEADING TO DECK WITH GAZEBO .FENCED BACK YARD.CALL-SHOW-SELL:) THANK YOU FOR ALL YOUR SHOWINGS.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
	4 ● Active	*New, Active: 2/10/2024 MLS ID: 170623281						
33 Westminster Ave	Single Family	3/2	1,610 sq ft	7,405	1973	2/10/2024	\$375,000	\$233
<p>HIGHEST & BEST DUE 2/14 at 8pm Welcome to 33 Westminster Avenue in Shelton, CT! This meticulously maintained home offers the perfect balance of comfort and convenience. With 3 bedrooms, 1.5 baths, and a spacious layout spanning 1,610 sq ft upstairs and an additional 472 sq ft on the lower level, there's plenty of room to spread out and relax. Discover the timeless hardwood floors underneath the carpet, adding character and warmth to every room. The kitchen seamlessly transitions into the dining area, creating a welcoming space for family meals or entertaining guests. Step outside to the enclosed porch directly off the kitchen, where you can enjoy your morning coffee or unwind with a book. On the other side of the house, three generously sized bedrooms provide peaceful retreats for rest and relaxation. The primary bedroom features direct access to a full bathroom, offering convenience and privacy. Conveniently located in a desirable neighborhood, this home is close to shopping, dining, parks, and schools. Commuters will appreciate the easy access to major highways and public transportation options. Don't miss the opportunity to make this charming residence your own. Schedule a showing today and experience the inviting warmth and comfort of 33 Westminster Avenue. Your dream home awaits!</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
	5 ● Active	*New, Active: 1/22/2024 MLS ID: 170620281						
55 Woodfield Dr	Single Family	3/2	1,688 sq ft	33,105	1959	1/22/2024	\$629,900	\$373
<p>Picture perfect Ranch with front porch located in a prime Huntington center location. Meticulously transformed into a modern-day masterpiece, boasting an open-floor plan, quality workmanship & a new-build feel. Kitchen features high-end custom cabinetry, custom hexagon tiled backsplash, stainless steel appliances and a center island with quartz countertops. Dining room features built ins with shiplap and coffee bar with floating shelves. Living room off kitchen is perfect for family gatherings. Brand new mudroom with custom bench right off the 2-car attached garage. Family room features vaulted ceilings, recessed lighting, wood fireplace and access to backyard. Brand new primary suite features full bath and custom walk-in closet. 2 additional bedrooms and new hallway bath. New Furnace replaced in 2021. Brand new central air. New roof. Shed/workshop. This home is turnkey and awaiting its new owners!</p> <p><i>Listing Courtesy of Preston Gray Real Estate</i></p>								

New Listings: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>6 ● Active • <i>New, Active: 2/8/2024</i> <i>MLS ID: 170622205</i></p> <p>38 Lucille Dr</p> <p>Welcome home to Huntington! Immaculate, pristine and clean precisely describe this lovingly, well-cared for home! From the front porch you'll enter into the special spacious living room highlighted by a stacked stone wood-burning fireplace with a one-of-a-kind reclaimed mantle repurposed from a 100 year old barn! Hardwood Floors, front entry closet & built-ins make this a room you're sure to live in. The dining area opens to the large tasteful kitchen with beautiful wood cabinetry and loads of granite counter space. A well thought out floor plan is evident when you come in from the 2-car garage(garage heater stays with home) only 2 steps into the family room with 1/2 bath and a truly magazine-worthy Laundry room boasting butcher block top and room for all your storage! Down the hall from the living room are three spacious bedrooms with ample closets and hardwood floors. The oversized full bath with 6 foot vanity and a linen closet that allows for all your Costco purchases. Be sure to check out the huge open basement, clean and empty and ready to finish! Upgrades include...The roof, siding and boiler were added in 2007. You will absolutely enjoy your quiet backyard with deck and room to play. The propane tank is owned and operates the whole house generator as well as the gas range. You can walk to the green from this lovely Ranch style home and enjoy summer concerts, shopping and restaurants. Make your appointment today to visit this one! Microwave is not currently working</p> <p><i>Listing Courtesy of Century 21 AllPoints Realty</i></p>	Single Family	3/2	1,644 sq ft	37,026	1962	2/8/2024	\$475,000	\$289
 <p>7 ● Active • <i>New, Active: 1/29/2024</i> <i>MLS ID: 170621426</i></p> <p>7 Robin Ln</p> <p>Welcome to 7 Robin Lane located in the beautiful Huntington neighborhood of Shelton, Connecticut â a single-family home tailored for comfort and convenience. With three bedrooms and two bathrooms, this residence is thoughtfully designed for a family or a variety of other lifestyles. Step into a welcoming interior with a cozy living space that sets the stage for relaxation and good times. The heart of the home is a well-equipped kitchen, dining and living area, perfect for both everyday meals and entertaining guests. The bedrooms provide a serene retreat and offer flexibility for guest rooms, a home office, or whatever suits your needs. The central vacuum provides tons of convenience while the practicality of a two-car garage ensures easy parking and storage Outside, a meticulously landscaped backyard creates a private oasis for outdoor activities or quiet moments of relaxation, as well as plenty of wildlife! With hardwood floors and the inviting warmth of a fireplace, this home combines practical features with a comfortable ambiance Nestled in a friendly neighborhood, 7 Robin Lane offers easy access to local amenities, schools, and parks. Whether you have or are starting a family or are simply seeking a welcoming place to call home, this residence provides the perfect canvas for your unique lifestyle. Schedule a showing today and discover the possibilities that 7 Robin Lane holds for you</p> <p><i>Listing Courtesy of Alpha Capital Realty, LLC</i></p>	Single Family	3/2	2,172 sq ft	40,510	1964	1/29/2024	\$574,900	\$265
 <p>8 ● Active • <i>New, Active: 1/4/2024</i> <i>MLS ID: 170616986</i></p> <p>60 Wabuda Pl</p> <p>The setting is Sheltonâs beautiful White Hills. The gem is Toll Brothers architecture at their finest. The grand foyer entrance sets the tone of architectural acumen and material quality throughout. The good life flows effortlessly between the warm, gourmandâs delight of a kitchen flanked by the eat-in dining area to the 2-story expansive great room. Light reflects and shimmers through uniquely designed rooms, each with its own dramatic assertions. The open floor plan suggests that entertainment is a must here, indoors and out.The primary bedroom and bath is a tribute to comfort and opulence meticulously reimaged by the current owner. The step up bath is so sumptuous you might expect an attendant to retrieve your towel. Itâs an extraordinary home on an absolutely gorgeous property. Close to civilization and its highways and shopping, but far enough away to forget about it when you need to.</p> <p><i>Listing Courtesy of Higgins Group Bedford Square</i></p>	Single Family	4/3	5,896 sq ft	84,070	2006	1/4/2024	\$899,000	\$152

New Listings: 10 (cont.)




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>9 ● Active *New, Active: 1/4/2024 MLS ID: 170616638</p> <p>14 Trolley Bridge Rd</p> <p>A beautiful hidden gem nestled on a quiet cul-de-sac in Shelton. This home has lots to offer with 3 beds and 2 full baths along with a den/bonus space to make your own. The main bedroom in the lower level with a private bath and walk-in closet adds to the appeal. The lovely eat-in kitchen leads to the expansive deck made to entertain and enjoy the summer and fall evenings. Shelton's convenient location and the serene setting make it an ideal place for those who appreciate both nature and the conveniences of the town. Updates include a New Roof and New Boiler. Conveniently located just minutes away from eateries, shopping, sports center, multiple medical facilities, parks, Metro North, Easy access to RT 8/Merritt Pkwy as well affording an easy commute to lower New Haven, Fairfield, Westchester and Hartford counties!</p> <p><i>Listing Courtesy of Showcase Realty, Inc.</i></p>	Single Family	3/2	1,829 sq ft	14,374	1990	1/4/2024	\$455,000	\$249
 <p>10 ● Active *New, Active: 1/23/2024 MLS ID: 170620841</p> <p>935 Howe Ave</p> <p>A Must See. This 3 bedroom, 2.5 bathroom older colonial is bursting with character. The first floor features hardwood floors throughout the living room and dining room, a wide open kitchen, and a gorgeous sun room looking out over the Housatonic River. Upstairs are three spacious bedrooms as well as access to the massive attic just waiting to be finished and turned into an office, play area, or a den to name a few possibilities. Outside is a fenced in yard as well as patio perfect for seasonal grilling. Located minutes from multiple nearby parks as well as downtown Shelton where you can enjoy local restaurants or do some shopping.</p> <p><i>Listing Courtesy of KW Legacy Partners</i></p>	Single Family	3/3	1,526 sq ft	26,571	1900	1/23/2024	\$400,000	\$262







Pending: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>1 Pending • Under Contract - Continue To Show as of 2/13/2024 <i>MLS ID: 170609033</i></p> <p>3 Squire Ln</p> <p>Very Unique Ranch, located close to Huntington Center across the street from Bronson Golf and Swim Country Club. 4 Bedrooms, 2 Full, one half baths. Central Air, Open kitchen to family room, sunken living room, formal dining room, greenhouse. Huge basement that could be finished for in law or au pair.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>	Single Family	4/3	4,400 sq ft	40,075	11/3/2023	\$725,000	2/13/2024	\$165
 <p>2 Pending • Under Contract - Continue To Show as of 12/12/2023 <i>MLS ID: 170612907</i></p> <p>37 Edgewood Ave</p> <p>Discover your dream home nestled in Fairfield County's Shelton, CT, a haven for family living. This wonderful property, set on a serene .38-acre lot, offers a peaceful retreat and a backdrop of secluded woods and views of the Housatonic River Valley. Spanning 2,000 SF+ of living space, this residence blends classical charm with modern comfort. The interior boasts exposed woodwork, details, and custom-built-ins that add character to every corner. Your home features 3 spacious bedrooms and 2.5 baths, designed to the needs of a growing family. Living areas include a cozy living room, formal dining room ideal for gatherings, a library, and a versatile bonus room that can serve as a home office, playroom, or media room. A gourmet kitchen, is central to the home and has ample storage, and stone counters making meal preparation a delight. Some updates can further enhance its enchantment, allowing you to personalize it to your taste. The property's outdoor space is equally impressive, featuring a private, fenced yard perfect for play and outdoor entertaining. There is a 2 car garage for cars and additional storage. This property is HUD-owned. Sold AS-IS. Reserve Escrow available HUD IE. Financing available is Cash, Conventional, and FHA 203K financing. Case #061-388002. Repair Escrow IE, Lead-Based Paint Addendum attached. Buyers: Please make an appointment to view this property and discuss with the Real Estate Agent of your choice. Put this on your short list and offer today!</p> <p><i>Listing Courtesy of Planet Realty, LLC</i></p>	Single Family	3/3	2,050 sq ft	16,552	12/2/2023	\$350,000	12/12/2023	\$171

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>3 Pending • Under Contract - Continue To Show as of 2/10/2024 <i>MLS ID: 170611526</i></p> <p>82 North St</p> <p>Single Family 4/3 3,228 sq ft 191,228 11/27/2023 \$729,900 2/10/2024 \$226</p> <p>Welcome to beloved Sherwood Estates nestled among 4.39 acres graced with stone walls, mature trees abutting an additional large tract of designated "open space" in this beautiful Huntington section of Shelton. A private oasis with endless possibilities such as working your own agricultural farm, collect eggs from your hen house, delight your pallet with your custom vegetable garden and have your own horse which is permitted in this R1 zone This pristine pampered colonial constructed in 1991 offers 2940 sq. ft. Entering the large front foyer leads you into the 18x15 living room or the banquet size dining room that will accommodate all your large gatherings. A seamless flow into the kitchen (fully applianced) with a breakfast area overlooking the private back yard with plush green grass. A step down into the family room with a custom fireplace and French doors leading to the walkway and rear deck. The rest of the main level offers a half bath and a private office leading to the attached two car garage. The second floor offers four generous size bedrooms, including the 19x14 primary with a walk in closet and primary bath. The lower level offers a 17x14 exercise room, a large finished laundry area with plenty of storage. Experience your own private retreat, yet nearby to fantastic Shelton restaurants, shops and easy access to all major highways. Book your tour today!</p> <p><i>Listing Courtesy of RE/MAX Right Choice</i></p>								
 <p>4 Pending • Under Contract - Continue To Show as of 2/7/2024 <i>MLS ID: 170598177</i></p> <p>16 Nature Ln</p> <p>Single Family 4/4 3,792 sq ft 60,112 9/20/2023 \$1,239,990 2/7/2024 \$327</p> <p>Delightful 2 year young pristine and picturesque Colonial situated on grassy knoll overlooking historic Housatonic River awaits a new lucky buyer. The Great River Golf Club located across the River commands a view, as well. Watch the Yale Rowing Team scull by and newly married couples celebrate their special day from afar. Boasting 1.38 acres and nestled on cul-de-sac, 16 Nature Lane is all that! Excellent Floor Plan allows for easy living & entertaining. This 2021 center hall Colonial has Living Room to left upon entrance and Dining Room with tray ceiling on right. Enjoy sweeping views of the River outside Family Room & Chef's Kitchen windows. Kitchen features: Quartz counters w/modern backsplash, Ruvati Sink (comes w/different size cutting boards) oversized Quartz Island (8ft X 5ft) offering Wine/Beverage Fridge & Microwave, paneled Sub Zero Fridge, paneled Thermador DW, Thermador Gas Range/Oven & Pantry. Sweet Half Bath & Mudroom w/Back Staircase round out this level. Enjoy Upper Level Primary Suite w/breathtaking River view, WIC, Radiant Heated Bathroom Floor & Towel Rack. Guest Bdrm has view of the River as does the next Bdrm; both share HW Bath. Large Laundry Room allows access to Walk Up Attic (1300 sq ft) 4th Bdrm/Home Office has Built in Bookcases & features Full Bath which also adjoins Great Room leading to Back Staircase. With \$9,751 in Taxes, Backyard Patio, 1.38 ac, Year round River Views, 87 min Drive to NYC & nearly New Construction it's a GO!</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
 <p>5 Pending • Under Contract - Continue To Show as of 1/27/2024 <i>MLS ID: 170619080</i></p> <p>5 Netop Trl</p> <p>Single Family 3/3 1,849 sq ft 5,227 1/18/2024 \$500,000 1/27/2024 \$270</p> <p>Welcome Home to 5 Netop Trail! There is truly nothing to do except unpack your bags and move into this 2018 built three bedroom three bathroom home! The main living area hosts newly refinished floors, 10 foot ceilings and open concept living space which is an entertainers dream. As you walk into the main living area you are met with a modern feel kitchen with an oversized granite island, newer stainless steel appliances and a seamless flow to the dining and living area. Crown molding throughout is a wonderful addition to this new home. Off of the living area is a slider to the back deck which is perfect for a backyard BBQ or a relaxing evening. Located on the main level, the primary bedroom offers two large closets and an en suite with a stand up shower. You will also find one additional bedroom on the main level along with one additional full bathroom. On the lower level you will find one bedroom with a large closet and a full bathroom steps away. Additional living space and a laundry area completes this like new home. Enjoy the benefits of a walk out lower level which leads to a fully fenced in rear yard. This home is a true gem! All mechanicals are 2018, freshly refinished floors, new banister installed on main level. Don't wait to schedule your private showing today! This newer home won't last!</p> <p><i>Listing Courtesy of Putnam Agency Real Estate LLC</i></p>								

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 6 Pending • <i>Under Contract - Continue To Show as of 11/21/2023</i> MLS ID: 170610890 57 Broc Ter	Single Family	4/2	2,302 sq ft	22,215	11/16/2023	\$549,900	11/21/2023	\$239
<p>Pristine four bedroom ranch style home located at the end of a cul de sac and is just minutes to everything. This well cared for home has been completely updated with nothing to do but move in. The kitchen features newer leathered granite countertops, stainless steel appliances and a center island with room for 3 barstools. Sliders off of the dining area walk out to a nicely sized deck. The living room boasts a beautiful gas fireplace with built-in shelves on either side, a large bow window and crown molding. In the primary bedroom you will find a full bath with a newer walk-in shower and a well designed California Closet. One of the bedrooms is currently being used as a laundry room. The washer & dryer can easily be moved back into the basement to make this room back into a bedroom. There was a fifth bedroom that was converted into a rec room on the main level off of the dining area. Other features include a spacious open floor plan, gleaming hardwood floors throughout, central air, oversized 2 car garage, a fenced in backyard that is perfect for pets, city water and sewers and so much more! Don't miss this opportunity to own this One of a Kind home! Subject to seller finding suitable housing.</p> <p><i>Listing Courtesy of Carey & Guarrera Real Estate</i></p>								
 7 Pending • <i>Under Contract as of 2/5/2024</i> MLS ID: 170622499 5 Bryant Ln	Single Family	4/2	2,016 sq ft	46,609	2/2/2024	\$499,999	2/5/2024	\$248
<p>Nestled on just over an acre in the White Hills section of Shelton this 2,000 Sf Dutch Colonial offers a remarkable opportunity to move into this lovely family neighborhood. Highlighted by a newly renovated open kitchen and dining room this is a perfect home for family and entertaining. A brick fireplace with wood burning insert serves as the center piece of the dining area, creating a cozy atmosphere while providing heat for the entire house during the winter months. The lower level also features a half bath, large living room and bonus room that currently serves as an office. The upstairs features a large primary bedroom, guest room and two smaller bedrooms along with a full bathroom. The home also includes a full house generator that will stay with the home.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
 8 Pending • <i>Under Contract - Continue To Show as of 1/2/2024</i> MLS ID: 170605237 25 Little Fox Run	Single Family	3/3	2,038 sq ft	40,946	10/19/2023	\$539,900	1/2/2024	\$265
<p>Welcome to 25 Little Fox Run! This property is located in the highly sought-after White Hills section of Shelton, CT, located in proximity to local attractions such as the White Hills Shopping Plaza, East Village Park, Indian Wells State Park, and the Jones Family Farm. Home features 3 bedrooms, 2.5 baths. Step into the spacious and inviting living room with ample windows that let the sunlight in. The dining room with sliding doors that lead out to a fantastic deck, perfect for entertaining. The large eat in kitchen features stainless steel appliances. Down the hall, you will find the primary bedroom with a recently updated master bath. The two additional bedrooms are very spacious. A second full bathroom located in the hallway, finishes the beautiful main floor. On the lower level, you will find the family room with new flooring and wood burning fireplace, ideal to entertain a big crowd! Down the hall, is the laundry room, half bath and a two-car garage. This home has been meticulously maintained and many updates have been made; freshly painted, newer roof, newer patio, newer septic, newer furnace, newer hot water heater & newer windows throughout. Don't miss your opportunity to own this home!</p> <p><i>Listing Courtesy of Preston Gray Real Estate</i></p>								
 9 Pending • <i>Under Contract as of 1/21/2024</i> MLS ID: 170618717 12 Pepper Ridge Dr	Single Family	3/3	1,988 sq ft	51,836	1/12/2024	\$519,000	1/21/2024	\$261
<p>Welcome to this charming home in the highly sought-after Huntington section of Shelton set on a sprawling 1-acre lot. The cozy living room boasts beautiful hardwood floors and opens to the dining room, creating a seamless flow for entertaining. The eat-in kitchen is a blank canvas ready for your personal touch and leads out to a large deck, perfect for enjoying the picturesque views of the expansive yard offering a safe haven for kids to play. Primary bedroom with spacious closets and attached full bath. Two additional bedrooms and a conveniently located full bath in the hallway complete this level. The fully finished lower level features a welcoming family room with a fireplace, providing a cozy and inviting space for relaxation. A half bath serving as a laundry room can also be found on this level. The property includes a large attached 2-car garage with a workshop, offering both convenience and functionality. Conveniently located just a short drive from Huntington Center, you'll have easy access to a variety of shops and restaurants. This home is a canvas waiting for your personal touches. Experience the best of Shelton living.</p> <p><i>Listing Courtesy of Compass Connecticut, LLC</i></p>								

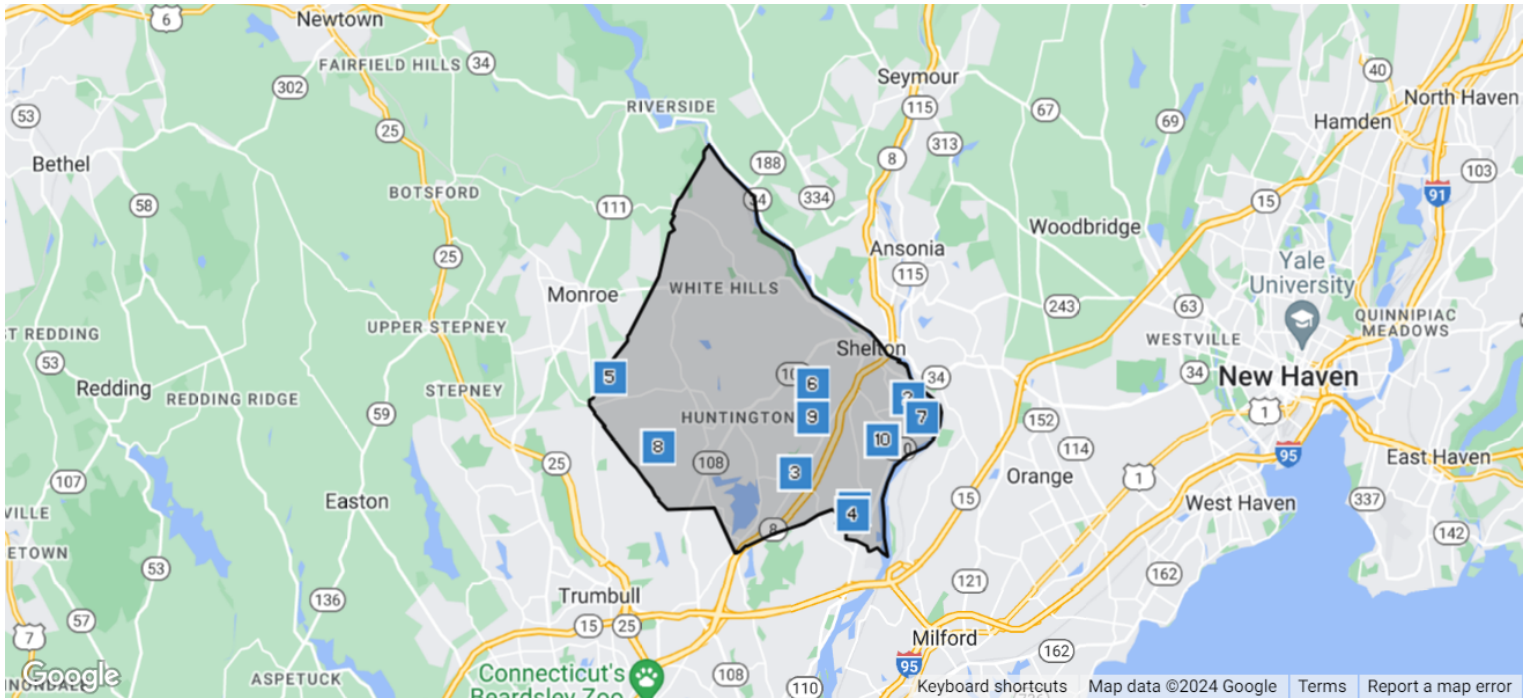
Pending: 10 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
10 Pending	<i>*Under Contract as of 12/20/2023</i> <i>MLS ID: 170608273</i>							
12 Beardsley Rd	Single Family	3/2	2,519 sq ft	50,094	11/8/2023	\$549,900	12/20/2023	\$218

Located in the desirable White Hills section of Shelton, this one owner, custom-built ranch is on a 1.15 acre of park-like grounds. Inside, step into this spacious and inviting home with three bedrooms and two full baths. Be surprised with the family room that has vaulted ceilings and fireplace and opens to the living room offering a perfect place to entertain small or large groups. There is a formal dining room and fabulous eat in kitchen with granite counters and stainless-steel appliances. Just off the porch is a beautiful and sunny deck that overlooks the landscaped grounds. A perfect yard for any sport to be enjoyed including soccer, cornhole or throwing a football. The finished lower level is heated and gives you even more space for a gym, playroom/rec room or even a home office. An extra entrance to the oversized garage is located at this level for easy living. This home has been meticulously maintained by one owner over the years and pride of ownership can be seen around every corner, especially in the updated mechanicals and electrical service. White Hills offers proximity to many of the local attractions such as Indian Well State Park, Jones Family Farm and Winery, restaurants and easy shopping. Shelton is a beautiful town in all seasons where you can pick your own apples, strawberries, blueberries, and pumpkins. A town with lower taxes, good schools, and an ever-changing bustling downtown. This home is not to be missed.






Listing Courtesy of Brown Harris Stevens



Closed: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>1 Closed *Sold Date: 1/23/2024, MLS Listing 170612473: 12/4/2023 MLS ID: 170612473</p> <p>9 Orowoc Trl</p> <p>This beautiful 3 bedroom, 2.5 bath Colonial is just 4 years old and has been impeccably maintained! Whether it be family for the holidays or friends for game night, you'll enjoy the open floor plan and vaulted ceilings that provides great entertaining space! The main floor consists of the kitchen which has stainless steel appliances and a center island with seating, a dining area with a slider to the back deck, and a cozy, sun-filled living room with a gas fireplace. Just up the stairs, you'll find 3 generously-sized bedrooms, including the Primary Suite which has a spacious full bath and walk-in closet. As an added bonus, there are hardwood floors that flow from throughout this lovely home. Need more space? Check out the lower level where you'll find additional square footage which could be finished to use as a relaxing retreat, home gym or gaming area. Outside you'll find a back deck and large yard, perfect for weekend BBQ's. Easy access to Routes 8 and 15, which makes commuting a breeze! This home is move-in ready and won't last long! Schedule today before it's gone!</p> <p><i>Courtesy of KW Legacy Partners</i></p>	Single Family	3/3	2,652 sq ft	4,791	2019	1/23/2024	\$511,000	\$193
 <p>2 Closed *Sold Date: 1/8/2024, MLS Listing 170610827: 11/17/2023 MLS ID: 170610827</p> <p>95 Richard Blvd</p> <p>You will not want to miss out on this STUNNING high efficiency 4 Bedroom, 2.5 Bathroom Colonial! Your own personal house out of a magazine! Elegant details are apparent as soon as you arrive; starting with the well manicured yard and continuing as you walk through the welcoming front entryway. The first floor offers beautiful 9' ceilings, crown molding, hardwood flooring, tall baseboards and Plantain Shutters. While downstairs you will find an inviting office space with French doors opening to a large dining room, a gourmet kitchen, comfortable living room space with a gas fireplace and a thoughtfully designed half bath with tile flooring. The beautiful kitchen is ideal for entertaining with high end appliances and a large center island. A well thought out cabinet design and kitchen pantry adds to the storage space. You will be pleased to find granite countertops in the kitchen and two of the bathrooms. Upstairs you will find 4 bedrooms, 2 bathrooms and a separate laundry room. The custom master bathroom has a modern cement countertop with double sink vanity. You will enjoy the tasteful design with floor to ceiling tile in the walk-in shower and a separate bathtub with a large window overlooking the backyard. There is no need to share space with TWO large walk in closets! Storage space is NOT lacking in this home.</p> <p><i>Courtesy of Royal Oak Realty Group</i></p>	Single Family	4/3	2,483 sq ft	15,246	2012	1/8/2024	\$657,000	\$265

Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>3 ■ Closed *Sold Date: 12/1/2023, Public Record MLS ID: – 8 Trout Creek Rd –</p>	Condo/Townhouse/Apt.	3/4	3,171 sq ft	–	2007	12/1/2023	\$850,000	\$306
 <p>4 ■ Closed *Sold Date: 12/29/2023, MLS Listing 170609174: 11/13/2023 MLS ID: 170609174 5 Netop Trl</p>	Single Family	3/3	1,849 sq ft	5,227	2018	12/29/2023	\$495,000	\$268
<p>Welcome home to 5 Netop! This gorgeous 5-year young raised ranch features three bedrooms and three full bathrooms. Open concept on the main level with 10 foot ceilings, gleaming hardwood floors, and crown molding. The modern kitchen is the center of attention while connecting the dining area and living room. You'll love the white shaker cabinets, granite counter tops, stainless steel appliances and large island with seating for four. Off of the living room are sliders to the back deck, perfect for outdoor gatherings and relaxation while enjoying the evening sunset. The primary bedroom features two spacious walk-in closets and full en suite bathroom. One additional bedroom and full bath complete this level. Step downstairs to find the third bedroom, full bathroom, laundry closet, additional storage, and family room with vinyl flooring throughout. There is also access to the one car garage and sliders to the fully fenced in backyard. Conveniently located close to restaurants, shopping, route 8 and the Merritt Parkway. This home shows like new and is truly move-in ready! Schedule your private viewing today.</p> <p style="text-align: right;"><i>Courtesy of Huntsman, Meade & Partners Comp</i></p>								
 <p>5 ■ Closed *Sold Date: 11/30/2023, MLS Listing 170566071: 9/28/2023 MLS ID: 170566071 125 Booth Hill Rd</p>	Single Family	4/4	3,748 sq ft	40,946	2007	11/30/2023	\$800,000	\$213
<p>Step into luxury as you enter this 3900 sq ft colonial on a professionally landscaped level yard in the desirable Huntington location! This home welcomes you with a 2 story foyer with a cascading staircase and access into the first floor office, as well as into the formal LR (currently being used as a billiard room). The light filled gourmet kitchen complete with Wolf 6 burner gas cooktop, breakfast bar and sunny dining area opens up to generous size deck overlooking the park like private back yard. Back inside you will find a sun filled family room with cathedral ceiling, remote controlled gas fireplace and double sliders to the deck. The spacious formal Dining room with custom tray ceiling is off the kitchen. A Powder room and Laundry room completes this level. The upper level features a luxurious Primary BR suite with sitting room with 12' ceilings along master a bath with 2 large vanities, vaulted ceilings, hydro tub, separate shower & 2 walk in closets. The 2nd BR is complete with ensuite bath. There are 2 more additional generous size BRs with a Jack and Jill bath, along with a walkup attic with a ton of storage space! Beautiful hardwood floors, crown moldings, custom and recessed lighting throughout, as well as a three car garage, sprinkler system, Hydro air 3 zone heat & AC, and a whole house generator. All this and conveniently located within a few minutes to shopping, restaurants and private and public golf courses.</p> <p style="text-align: right;"><i>Courtesy of Coldwell Banker Realty</i></p>								
 <p>6 ■ Closed *Sold Date: 12/6/2023, MLS Listing 170600473: 9/29/2023 MLS ID: 170600473 6 Basking Brook Ln</p>	Single Family	3/3	2,010 sq ft	7,840	1994	12/6/2023	\$495,000	\$246
<p>Welcome to this delightful 3 bedroom, 2.5 bath colonial-style home. Located in a convenient and sought-after Basking Brook neighborhood, this property is the epitome of suburban living. The heart of this home is the inviting family room, complete with a cozy fireplace that's perfect for relaxing evenings. Well-designed formal dining room and living room combo, ideal for hosting gatherings and special occasions. It's the perfect space for entertaining guests. Kitchen features center island and adjacent to the kitchen, you'll find a charming breakfast nook. Primary suite with full bath and 2 walk-in closets. Situated in a prime location, this property is close to schools, major highways, and a variety of restaurants, ensuring that you have easy access to all your daily needs. Don't miss the opportunity to make this house your new home.</p> <p style="text-align: right;"><i>Courtesy of Preston Gray Real Estate</i></p>								
 <p>7 ■ Closed *Sold Date: 11/29/2023, Public Record MLS ID: – 6 Belmont Ave –</p>	Single Family	4/3	1,642 sq ft	4,792	1945	11/29/2023	\$330,000	\$228

Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
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8 ■ **Closed** *Sold Date: 2/9/2024, MLS Listing 170612343: 11/27/2023 MLS ID: 170612343

55 Country Ridge Dr Single Family 4/3 3,610 sq ft 42,253 1978 2/9/2024 \$679,000 \$188

Welcome home to this stunning center hall colonial is located in the highly desirable Huntington section of town. Home features an updated large kitchen with granite counters, stainless steel appliances, center island and breakfast nook. The family room with features a pellet stove and double sliders that lead to the multi-tiered deck overlooking a fabulous outdoor retreat! Formal living room with wood burning fireplace. Formal dining room perfect for entertaining. Main level laundry/mudroom leads to a 2-car attached garage. Upstairs you will find a large primary suite with double closets and an updated bathroom. There are also three additional large bedrooms and a full bath. The finished lower level offers over 800sqft of space that features a custom oak bar, home gym and walk out sun room with slate floors. This home also has central air and a whole house attic fan. Exterior features above ground pool, hot tub, custom built stone walls w/ koi pond, fire pit and large blue stone patio w/ outdoor kitchen with propane hook up and working sink. Exterior also has an electric retractable awning, electric dog fence, playscape, and shed that has electricity. This home has everything you could ever ask for and more!

Courtesy of Carbutti & Co., Realtors



9 ■ **Closed** *Sold Date: 1/3/2024, MLS Listing 170606884: 11/3/2023 MLS ID: 170606884

76 Country Walk Condo/Townhouse/Apt. 3/3 1,690 sq ft - 1985 1/3/2024 \$412,000 \$244

A breath of fresh air! Welcome to this fabulous tri-level townhouse located on quiet, peaceful upper level of complex. Elegance meets endless trees. Step into your bright & airy modern kitchen oasis. Magnificent quartz countertops, tile backsplash, s/s appliances, new cabinets and tile floors. Brand new ? bath, laundry area and family room showcasing stone fireplace. Slider doors to private back overlooks a nature lovers paradise. Hardwood floors throughout 2nd floor. Ample natural light, closet and storage space. Two bedrooms each with private FULL bath. Large, cozy open space featuring high ceilings and skylights on the 3rd floor perfect for an additional bedroom, playroom or office. Newer furnace, HW heater, & Central A/C. Detached garage. Short walk to pool, gazebo, tennis court and hiking trails. Easy drive to restaurants, shopping, entertainment & highways. Enjoy outdoors on your front and back freshly painted, natural stone patios or cozy in by stone gas fireplace. The worries are small, breathing is easy, opportunities endless. This private paradise is the most desirable place to relax and live your dream. Tranquility starts HERE.

Courtesy of DEVLIN AGENCY THE

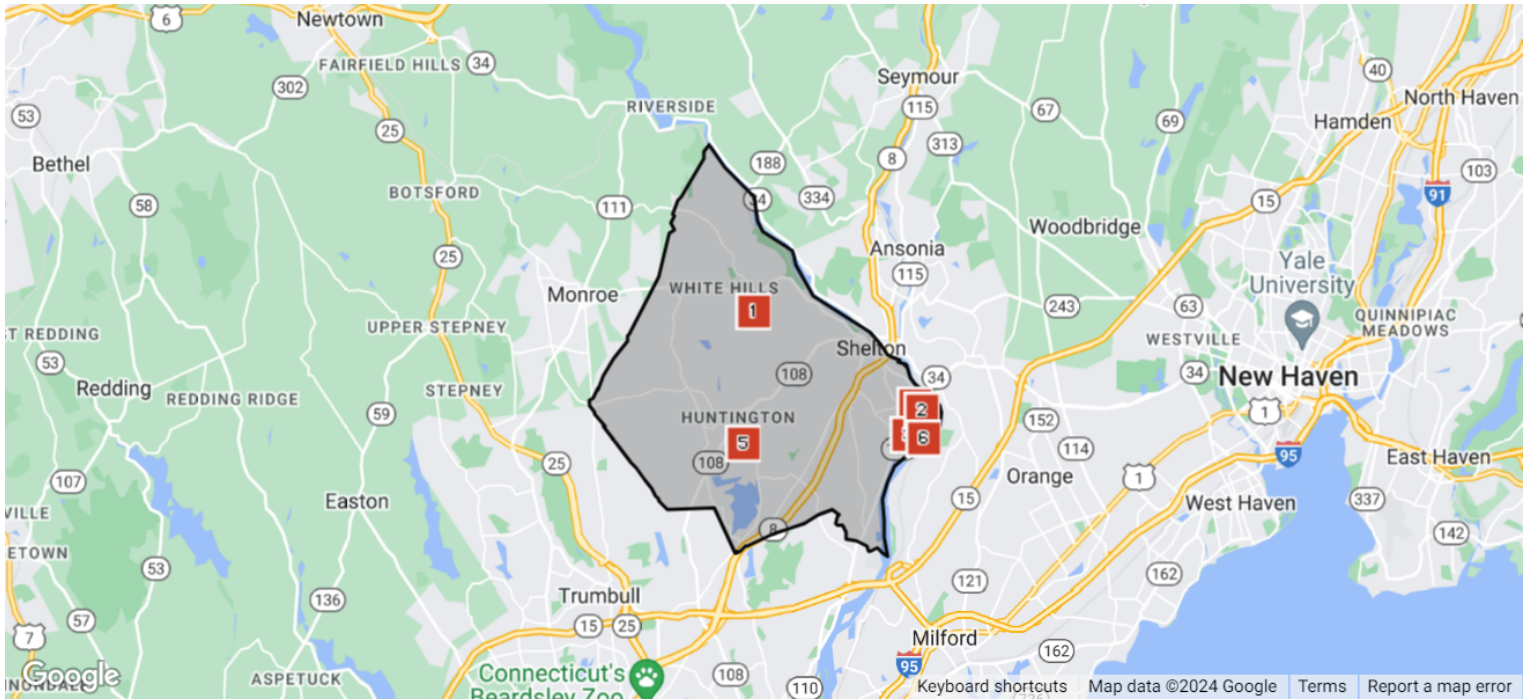


10 ■ **Closed** *Sold Date: 1/12/2024, MLS Listing 170604943: 10/18/2023 MLS ID: 170604943


46 Dora Dr Condo/Townhouse/Apt. 3/4 3,649 sq ft - 2004 1/12/2024 \$620,000 \$170

Meticulously maintained home located in the secluded Four Winds community. This home in particular has an excellent location on a cul de sac surrounded by woods. When you walk through the front door you are greeted by the bright 2-story foyer. The formal dining room leads to the spacious kitchen and living room area. The kitchen offers an eat in area and breakfast bar. There are stainless steel appliances and granite counters. The living room has a gas fireplace, window seat and door to rear deck. The primary bedroom is located on the main level and has a vaulted ceiling and bath with Limestone tile, double sinks and walk in closet. There are hardwood floors throughout the main level. The second floor has 2 large bedrooms with plenty of closet space and a full bath. The fully finished lower level has a bedroom, an office, a full bath and spacious family room with slider to rear patio. It is perfect for extended family. The seating area under the deck is the perfect spot for warm nights and is completely private. The upper deck has stairs down to the rear yard and patio. All of this conveniently located near major highways. This is the one you have been waiting for!



Courtesy of Real Estate Two



Distressed: 6

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p>1 ■ Off Market • Notice of Lis Pendens <i>MLS ID: –</i> 44 Hubbell Ln –</p>	Single Family	4/3	3,551 sq ft	37,897	–	12/4/2023	Notice of Lis Pendens	
 <p>2 ■ Off Market • Notice of Lis Pendens <i>MLS ID: –</i> 255 River Rd –</p>	Single Family	3/2	1,386 sq ft	6,098	–	1/4/2024	Notice of Lis Pendens	
 <p>3 ■ Off Market • Notice of Lis Pendens <i>MLS ID: –</i> 253 Coram Rd –</p>	Single Family	3/3	1,275 sq ft	43,124	–	1/4/2024	Notice of Lis Pendens	
 <p>4 ■ Off Market • Notice of Lis Pendens <i>MLS ID: –</i> 39 Richard Blvd –</p>	Single Family	3/3	1,242 sq ft	13,068	–	1/5/2024	Notice of Lis Pendens	

Distressed: 6 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	5	■ Off Market	• Notice of Lis Pendens MLS ID: -						
	8 Roaring Brook Ln	Single Family	4/6	4,329 sq ft	111,078	-	11/30/2023	Notice of Lis Pendens	
	6	■ Off Market	• Notice of Lis Pendens MLS ID: -						
	67 Wakeley St	Single Family	3/2	1,638 sq ft	10,019	-	1/17/2024	Notice of Lis Pendens	

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- This report has been provided to you by a member of the NAR.



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- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
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